

1173376

DR 1605 PG 0708

ATTACHMENT # 3
PAGE 100 OF 11

This instrument was prepared by:
Russell D. Gautier, Esquire
Post Office Box 1169
Tallahassee, Florida 32302

OCT 5 4 35 PM '92

CLERK OF DISTRICT COURT
SPECIAL WARRANTY DEED

CENTERVILLAGE LIMITED PARTNERSHIP, a Florida limited partnership, whose address is 3840 Emerald Road, Suite 300, Mandeville, Louisiana 70448, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from LEON COUNTY, a political subdivision, whose address is 301 South Monroe Street, Tallahassee, Florida, hereinafter referred to as Grantee, hereby, on this 19th day of October, 1992, conveys to the Grantee that real property located in Leon County, Florida, described as follows:

See "Exhibit A" attached hereto and by reference made a part hereof.

SUBJECT to real property taxes for the year 1992 and subsequent years and easements and restrictive covenants of record.

ALSO SUBJECT to that Conservation Easement given by Centervillage Ltd. Partnership to the State of Florida, Department of Environmental Regulation dated January 18, 1989, and recorded March 8, 1989, in Official Records Book 1365, Page 1496, of the Public Records of Leon County, Florida, and that Corrective Conservation Easement given by Centervillage Limited Partnership to the State of Florida, Department of Environmental Regulation, dated May 4, 1990, and recorded June 8, 1990, in Official Records Book 1438, Page 1324 of the Public Records of Leon County, Florida.

RESERVING unto the Grantor, and the Grantors' successors and assigns, an easement over, across and under the property described in "Exhibit A" attached hereto for ingress, egress, drainage, landscaping and utility purposes.

The Easement reserved herein for drainage purposes shall be sufficient to provide for all stormwater volume and control of stormwater generated from the property described in "Exhibit B" attached hereto and by reference made a part hereof, as fully developed, or to provide adequate mitigation for the same. This easement shall be an exclusive easement to the extent the stormwater volume and control afforded by the stormwater management facilities located on the property described in "Exhibit A" attached hereto are required to properly and adequately hold and treat the stormwater generated from the property described in "Exhibit B" attached hereto, as fully developed, or to provide

adequate mitigation for the same. The Grantee shall be responsible for all maintenance of the property described in "Exhibit A" attached hereto and all stormwater management facilities located thereon.

The Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals the date and year first above written.

WITNESSES:

CENTERVILLE LIMITED
PARTNERSHIP, a Florida
limited partnership

Allanagh D. Sewell
Signature
Allanagh D. Sewell
Print or Type Name.

Gerald E. Songy
By: Gerald E. Songy
Its: General Partner

(Corporate Seal)

Allanagh D. Sewell
Signature
Allanagh D. Sewell
Print or Type Name.

LEON COUNTY,
a political subdivision

Linda Summerlin
Signature
Linda Summerlin
Print or Type Name.

Mayor Summerlin
By: Mayor Summerlin
Its: Chairman

(Corporate Seal)

Beverly Beucher
Signature
BEVERLY BEUCHER
Print or Type Name.

By: [Signature]

STATE OF LOUISIANA
COUNTY OF St. Tammany

The foregoing instrument was acknowledged before me this 14th day of October, 1992, by Gerald E. Songy, as General Partner of Centervillage Limited Partnership, a Florida limited partnership, on behalf of the partnership. He or she is personally known to me or has produced _____ as identification and did not take an oath.

[Signature]
Signature
[Print Name]
Print or type name.
NOTARY PUBLIC
My commission # NE 344500
expires: Feb. 1994

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 5th day of October, 1992, by Marjorie Turnbull as Chairman of Leon County, a political subdivision. He or she is personally known to me or has produced _____ as identification and did not take an oath.

[Signature]
Signature
Linda Pickles Summerlin
Print or type name.
NOTARY PUBLIC
My commission # AA 747556
expires: _____

Notary Public, State of Florida
My Commission Expires Feb. 13, 1994

OR 1605 PG 0715 ATTACHMENT # 3
PAGE 4 OF 11
BROWARD DAVIS & ASSOC., INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
FLORIDA • GEORGIA • ALABAMA • SINCE 1958

DAVID J. HARTLETT, PLS
WILLIAM E. BURTON, RLS
GEORGE T. CHAPMAN, RLS, PE
BROWARD P. DAVIS, PLS, RLS
LARRY E. DAVIS, PLS
RUFUS L. DICKEY, PLS
LEE P. DOWLING, PLS, RLS
TONIE H. GREEN, PLS



THERESA B. HEIKER, PE
JENKOLD R. HINTON
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMB, EI
WILLIAM E. SCHMID, AICP
KATHLEEN R. SUDAH, PLS, PE
NEVIN C. SMITH, JR., PE
ROGER V. WYNN, EI

September 22, 1992

CENTERVILLE

Lot 1

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

Commence at a concrete monument located 1570 feet West and 3100 feet, more or less, South of the Northeast corner of Section 16, Township 1 North, Range 1 East, Leon County, Florida, and run South 00 degrees 06 minutes 53 seconds West along the West right of way boundary of Eddie Road (formerly Lafayette Drive) a distance of 700.0 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 994, Page 2371 of the Public Records of Leon County, Florida, thence run North 89 degrees 57 minutes 06 seconds West along the South boundary of said property and along the South boundary of property described in Official Records Book 892, Page 1596 of the Public Records of Leon County, Florida, a distance of 120.07 feet, thence North 89 degrees 57 minutes 06 seconds West along the Northerly boundary of property described in Official Records Book 1060, Pages 26-27 of the Public Records of Leon County, Florida, for a distance of 369.93 feet to a concrete monument #1254, thence South 00 degrees 03 minutes 30 seconds West 633.35 feet, thence West 406.37 feet, thence South 10.89 feet, thence West 353.26 feet to a point lying on the Westerly boundary of property described in Official Records Book 1444, Page 923 of the Public Records of Leon County, Florida, thence South 00 degrees 02 minutes 21 seconds West along said Westerly boundary and a projection thereof 89.18 feet, thence South 15 degrees 21 minutes 21 seconds East 179.94 feet, thence South 74.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run West 231.08 feet to a point lying on the Easterly right of way boundary of State Road No. 261 (Capital Circle N.E.) (right of way width varies), said point lying on a curve concave to the Easterly, thence run along said right of way and said curve with a radius of 2797.93 feet, through a central angle of 03 degrees 23 minutes 43 seconds, for an arc distance of 165.80 feet (the chord of said arc being South 02 degrees 02 minutes 15 seconds East 165.78 feet), thence South 07 degrees 40 minutes 06 seconds East 97.70 feet, thence South 10 degrees 28 minutes 06 seconds East 71.66 feet,

"Exhibit B"
Page 1 of 8

2414 MAHAN DRIVE
POST OFFICE BOX 12467
TALLAHASSEE, FLORIDA 32308-2467
(904) 878-4195 (904) 878-2058 (FAX)

1570 ROCK QUARRY ROAD
POST OFFICE BOX 1344
STOCKBRIDGE, GEORGIA 30281
(404) 589-0229 (404) 589-0224 (FAX)

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CENTERVILLE

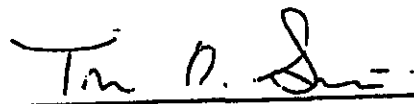
Lot 1

September 22, 1992

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thence South 66 degrees 29 minutes 51 seconds East 48.53 feet to a point on the Northwestern right of way boundary of Centerville Road, thence North 59 degrees 06 minutes 45 seconds East along said right of way boundary 34.84 feet, thence North 60 degrees 39 minutes 19 seconds East along said right of way boundary 143.09 feet, thence North 264.31 feet to the POINT OF BEGINNING; containing 1.61 acres, more or less.

The foregoing described property hereon subject to a temporary construction easement recorded in Official Records Book 1215, Page 1453 of the Public Records of Leon County, Florida.


TONIE R. GREEN
Registered Florida Surveyor No. 4485

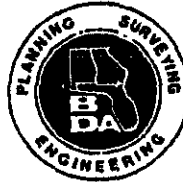
BPD #75-202
PSR #11366

"Exhibit B"
Page 2 of 8

2414 MAHAN DRIVE
POST OFFICE BOX 12367
TALLAHASSEE, FLORIDA 32308-2367
(904) 878-4195 • (904) 878 2058 (FAX)

1570 ROCK QUARRY ROAD
POST OFFICE BOX 1343
STOCKBRIDGE, GEORGIA 30281
(404) 389 0229 • (404) 389 0223 (FAX)

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BROWARD DAVIS & ASSOC., INC.PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
FLORIDA • GEORGIA • ALABAMA • SINCE 1945ATTACHMENT # 3PAGE 6 OF 11DAVID J. BARTLETT, PLS
WILLIAM E. BURTON, RLS
GEORGE T. CHAPMAN, RLS, PE
BROWARD P. DAVIS, PLS, RLS
LARRY E. DAVIS, PLS
RUFUS L. DICKEY, PLS
LEE F. DOWLING, PLS, RLS
TONIE R. GREEN, PLSTHERESA G. HEIKER, PE
JERROLD R. HUNTON
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMM, EI
WILLIAM E. SCHMIDT, AICP
KATHLEEN R. SHRAH, PLS, PE
NEVINS C. SMITH, JR., PE
ROGER V. WYNN, EI

September 22, 1992

CENTERVILLAGE

Lot 2

I hereby certify that the legal description shown hereon meets the
Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

Commence at a concrete monument located 1570 feet West and 3100 feet, more or less, South of the Northeast corner of Section 16, Township 1 North, Range 1 East, Leon County, Florida, and run South 00 degrees 06 minutes 53 seconds West along the West right of way boundary of Eddie Road (formerly Lafayette Drive) a distance of 700.0 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 994, Page 2371 of the Public Records of Leon County, Florida, thence run North 89 degrees 57 minutes 06 seconds West along the South boundary of said property and along the South boundary of property described in Official Records Book 892, Page 1596 of the Public Records of Leon County, Florida, a distance of 120.07 feet to a concrete monument, thence North 89 degrees 57 minutes 06 seconds West along the Northerly boundary of property described in Official Records Book 1060, Page 26-27 of the Public Records of Leon County, Florida, for a distance of 369.93 feet to a concrete monument, thence South 00 degrees 03 minutes 30 seconds West 633.35 feet, thence West 406.37 feet, thence South 10.89 feet, thence West 353.26 feet to a point lying on the Westerly boundary of property described in Official Records Book 1444, Page 923 of the Public Records of Leon County, Florida, thence South 00 degrees 02 minutes 21 seconds West along said Westerly boundary 57.03 feet to a concrete monument #1254 for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 35 minutes 12 seconds West along the Southerly boundary of property described in Official Records Book 1043, Page 1238 of the Public Records of Leon County, Florida, for a distance of 184.78 feet to a concrete monument #1254 lying on the Easterly right of way boundary of Capital Circle N.E. (State Road No. 261) (right of way width varies), thence South 01 degree 53 minutes 17 seconds East along said Easterly right of way boundary 51.64 feet, thence South 00 degrees 06 minutes 59 seconds West along said Easterly right of way boundary 207.42 feet to a point of curve to the left, thence along said right of way boundary and

"Exhibit B"

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2414 MAHAN DRIVE
POST OFFICE BOX 12367
TALLAHASSEE, FLORIDA 32308-2367
(904) 878-4195 (904) 878-2058 (FAX)1570 ROCK QUARRY ROAD
POST OFFICE BOX 1343
STOCKBRIDGE, GEORGIA 30281
(404) 399-4229 (404) 399-0224 (FAX)

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CENTERVILLE

Lot 2

September 22, 1992

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said curve with a radius of 2797.93 feet, through a central angle of 00 degrees 27 minutes 22 seconds, for an arc distance of 22.27 feet (the chord of said arc being South 00 degrees 06 minutes 42 seconds East 22.27 feet), thence East 231.08 feet, thence North 74.31 feet, thence North 15 degrees 21 minutes 21 seconds West 179.94 feet, thence North 00 degrees 02 minutes 21 seconds East 32.15 feet to the POINT OF BEGINNING; containing 1.36 acres, more or less.

The foregoing described property is subject to a temporary construction easement recorded in Official Records Book 1215, Page 1453 of the Public Records of Leon County, Florida. Also, subject to an ingress and egress easement recorded in Official Records Book 1472, Page 712 of the Public Records of Leon County, Florida.

T. R. Green

TONIE R. GREEN

Registered Florida Surveyor No. 4485

BPD #75-202

PSR #11366

"Exhibit B"
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2414 MAHAN DRIVE
POST OFFICE BOX 12367
TALLAHASSEE, FLORIDA 32308-2367
(904) 878-4195 • (904) 878-2058 (FAX)

1570 ROCK QUARRY ROAD
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(404) 389-0229 • (404) 389-0223 (FAX)

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OR 1605 PG 0717
BROWARD DAVIS & ASSOC., INC.

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ATTACHMENT # 3
PAGE 8 OF 11

DAVID J. HARTLETT, PLS
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BROWARD P. DAVIS, PLS, RLS
LARRY E. DAVIS, PLS
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LEE F. DOWLING, PLS, RLS
TONIE R. GREEN, PLS



THERESA B. HEIKER, PE
JERROLD R. HUNTON
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMM, EI
WILLIAM E. SCHMID, AICP
KATHLEEN R. SHIRALL, PLS, PE
NEVINS C. SMITH, JR., PE
ROGER C. WYNN, EI

September 22, 1992

CENTERVILLE

Lot 3

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21111-6).

Commence at a concrete monument located 1570 feet West and 3100 feet, more or less, South of the Northeast corner of Section 16, Township 1 North, Range 1 East, Leon County, Florida, and run South 00 degrees 06 minutes 53 seconds West along the West right of way boundary of Eddie Road (formerly Lafayette Drive) a distance of 700.0 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 994, Page 2371 of the Public Records of Leon County, Florida, thence run North 89 degrees 57 minutes 06 seconds West along the South boundary of said property and along the South boundary of property described in Official Records Book 892, Page 1596 of the Public Records of Leon County, Florida, a distance of 120.07 feet to a concrete monument #1254, thence North 89 degrees 57 minutes 06 seconds West along the Northerly boundary of property described in Official Records Book 1060, Pages 26-27 of the Public Records of Leon County, Florida, for a distance of 369.93 feet to a concrete monument #1254, thence South 00 degrees 03 minutes 30 seconds West 633.35 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run West 406.37 feet, thence South 10.89 feet, thence West 353.26 feet to a point lying on the Westerly boundary of property described in Official Records Book 1444, Page 923 of the Public Records of Leon County, Florida, thence South 00 degrees 02 minutes 21 seconds West along the Westerly boundary of said property and a projection thereof 89.18 feet, thence South 15 degrees 21 minutes 21 seconds East 179.94 feet, thence South 338.62 feet to a point on the Northwesterly right of way boundary of Centerville Road, thence Northeasterly along said Northwesterly right of way boundary as follows: North 60 degrees 39 minutes 19 seconds East 12.49 feet, thence North 60 degrees 39 minutes 19 seconds East 72.27 feet, thence North 60 degrees 08 minutes 55 seconds East 55.65 feet, thence North 61 degrees 14 minutes 27 seconds East 11.38 feet, thence North 60 degrees 33 minutes 58 seconds East 42.45 feet, thence North 29 degrees 26 minutes 02 seconds West 28.50 feet, thence North 60 degrees

"Exhibit B"
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2411 MAHAN DRIVE
POST OFFICE BOX 12867
TALLAHASSEE, FLORIDA 32309-2867
(904) 899-1195 (904) 899-3081 (FAX)

1570 ROCK QUARRY ROAD
POST OFFICE BOX 1444
STOCKBRIDGE, GEORGIA 30281
(404) 899-0221 (404) 899-0223 (FAX)

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CENTERVILLAGE

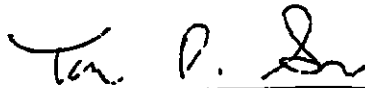
Lot 3

September 22, 1992

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33 minutes 58 seconds East 20.00 feet, thence South 29 degrees 26 minutes 02 seconds East 28.50 feet, thence North 60 degrees 33 minutes 58 seconds East 282.00 feet, thence South 29 degrees 25 minutes 54 seconds East 0.56 feet, thence North 59 degrees 15 minutes 13 seconds East 87.68 feet, thence North 56 degrees 33 minutes 59 seconds East 98.43 feet, thence North 53 degrees 43 minutes 26 seconds East 98.46 feet, thence North 49 degrees 43 minutes 05 seconds East 55.83 feet, thence leaving said Northwestorly right of way boundary run North 00 degrees 03 minutes 30 seconds East 175.30 feet to the POINT OF BEGINNING; containing 6.75 acres, more or less.

The foregoing described property is subject to a temporary construction easement recorded in Official Records Book 1215, Page 1453 of the Public Records of Leon County, Florida.



TONIE R. GREEN

Registered Florida Surveyor No. 4485

BPD #75-202

PSR #11366

"Exhibit B"

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2414 MAHAN DRIVE
POST OFFICE BOX 12367
TALLAHASSEE, FLORIDA 32306-2367
(904) 878-4195 • (904) 878-2058 (FAX)

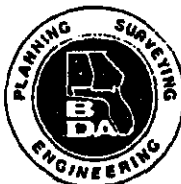
1570 ROCK QUARRY ROAD
POST OFFICE BOX 1343
STOCKBRIDGE, GEORGIA 30281
(404) 389-0229 • (404) 389-0223 (FAX) 64

OR 1605 PG ATTACHMENT # 3
BROWARD DAVIS & ASSOC., INC.

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PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
FLORIDA • GEORGIA • ALABAMA • SINCE 1988

DAVID J. BARTLETT, PLS
WILLIAM E. HURTON, RLS
GEORGE T. CHAPMAN, RLS, PE
BROWARD P. DAVIS, PLS, RLS
LARRY E. DAVIS, PLS
RUFUS L. DICKEY, PLS
LEE F. DOWLING, PLS, RLS
TONIE R. GREEN, PLS



THERESA H. HEIKER, PE
JERROLD R. HINTON
WALTER A. JOHNSON, PLS, PE
CLIFFORD M. LAMM, EI
WILLIAM E. SCHMIDT, AICP
KATHLEEN R. SHRAIL, PLS, PE
NEVINS C. SMITH, JR., PE
ROGER V. WYNN, EI

September 22, 1992

CENTERVILLE

Lot 4

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

Commence at a concrete monument located 1570 feet West and 3100 feet, more or less, South of the Northeast corner of Section 16, Township 1 North, Range 1 East, Leon County, Florida, and run South 00 degrees 06 minutes 53 seconds West along the West right of way boundary of Eddie Road (formerly Lafayette Drive) a distance of 700.0 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 994, Page 2371 of the Public Records of Leon County, Florida, thence run North 89 degrees 57 minutes 06 seconds West along the South boundary of said property and along the South boundary of property described in Official Records Book 892, Page 1596 of the Public Records of Leon County, Florida, a distance of 120.07 feet to a concrete monument #1254, thence continue North 89 degrees 57 minutes 06 seconds West along the Northerly boundary of property described in Official Records Book 1060, Pages 26-27 of the Public Records of Leon County, Florida, for a distance of 369.93 feet to a concrete monument, thence South 00 degrees 03 minutes 30 seconds West 85.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run West 579.89 feet to a point lying on the Easterly boundary of property described in Official Records Book 987, Page 936 of the Public Records of Leon County, Florida, thence South 00 degrees 04 minutes 54 seconds West along said Easterly boundary 94.48 feet to a concrete monument #1254, thence North 89 degrees 33 minutes 04 seconds West 362.86 feet to the Easterly right of way boundary of State Road No. 261 (Capital Circle N.E.) (right of way width varies), thence Southerly along said Easterly right of way boundary as follows: South 02 degrees 44 minutes 46 seconds East 175.11 feet, thence South 05 degrees 49 minutes 37 seconds West 100.50 feet, thence South 00 degrees 06 minutes 59 seconds West 45.26 feet to the Northerly boundary of property described in Official Records Book 1043, Page 1238 of the Public Records of Leon County, Florida, thence South 89 degrees 34 minutes 11 seconds East along the Northerly boundary of said property 184.70 feet to the

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2414 MALLAN DRIVE
POST OFFICE BOX 12367
TALLAHASSEE, FLORIDA 32308-2367
(904) 878-1195 (904) 878-2058 (FAX)

1570 ROCK QUARRY ROAD
POST OFFICE BOX 1344
STOCKBRIDGE, GEORGIA 30281
(404) 586-0229 (404) 586-0223 (FAX)

CENTERVILLAGE

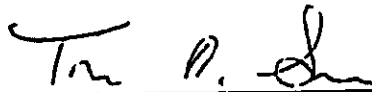
Lot 4

September 22, 1992

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Westerly boundary of property described in Official Records Book 1444, Page 923 of the Public Records of Leon County, Florida, thence South 00 degrees 02 minutes 21 seconds West along said Westerly boundary 146.05 feet, thence East 353.26 feet, thence North 10.89 feet, thence East 406.37 feet, thence North 00 degrees 03 minutes 30 seconds East 548.33 feet to the POINT OF BEGINNING; containing 10.59 acres, more or less.

The foregoing described property being subject to a conservation easement recorded in Official Records Book 1438, Page 1324, temporary construction easement recorded in Official Records Book 1215, Page 1453 of the Public Records of Leon County, Florida, and an access easement.



TONIE R. GREEN

Registered Florida Surveyor No. 4485

BPD #75-202

PSR #11366

"Exhibit B"

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2414 MAHAN DRIVE
POST OFFICE BOX 12367
TALLAHASSEE, FLORIDA 32300-2367
(904) 878-4195 • (904) 878-2058 (FAX)

1570 ROCK QUARRY ROAD
POST OFFICE BOX 1343
STOCKBRIDGE, GEORGIA 30281
(404) 389 0220 • (404) 389 0223 (FAX)

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